



# City of St. Francis

Presented by Mayor CoryAnn St. Marie-Carls &  
City Administrator  
Tim Rhode

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# St. Francis By the Numbers

- St. Francis is 2.9 square miles perfectly situated along Lake Michigan
  - Population of just under 9,433 people
  - Top 10 Property Values represent only 10% of our total value
  - St. Francis has no General Obligation Debt
  - Two TIF Districts which cover about 10% of the Community but 80% of our retail/industrial districts
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# Million Dollar Street Scape

**5 Years of Negotiation,  
2 years of Acquisitions,  
View of Lake Front... Priceless**





This aerial map displays a large, irregularly shaped parcel outlined in pink, labeled 'PROPOSED PARCEL'. The parcel is situated in a residential area, with several surrounding streets including E Morgan Ave, E Klein Dr, E Blenheim Ave, E Crewmont Ave, E Kenton Ave, E Howard Ave, E Thompson Ave, E Van Bock Ave, E Norwich Ave, S Packard Ave, S Lake Dr, S Troy Ave, S Lipton Ave, S Van Bock Ave, S Kenton Ave, S Vermont Ave, and S Clark Ave. The parcel is divided into several sub-areas, including 'WE ENERGIES LANDS', 'AREA A', 'AREA B', 'AREA C', and 'AREA D'. A 'CREEK' is also visible within the parcel. The map includes a scale bar in the bottom right corner, indicating a distance of 250 feet. The map is titled 'St. Francis' in the bottom left corner.





# Goals of TID # 3

## Development Areas

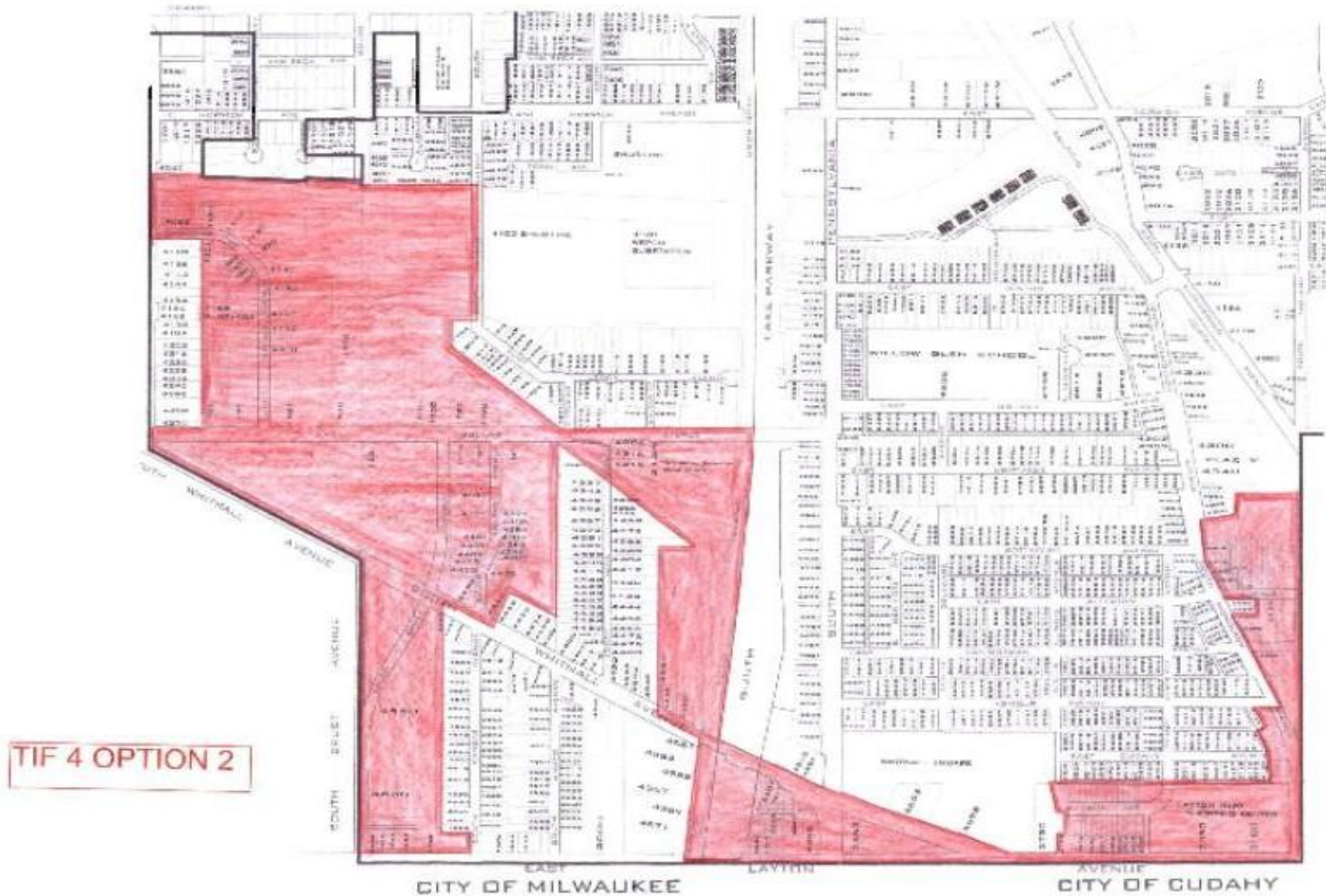
### **1. Former WE Energies Property**

- The City purchased 200 AC of undeveloped property from WE which was the former power plant site and storage yard.

### **2. Triangle**

- The City continues to work with The Mandel Group which owns the prime piece of property along Lake Drive, and is also part of the former WE site.
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# TIF District #4



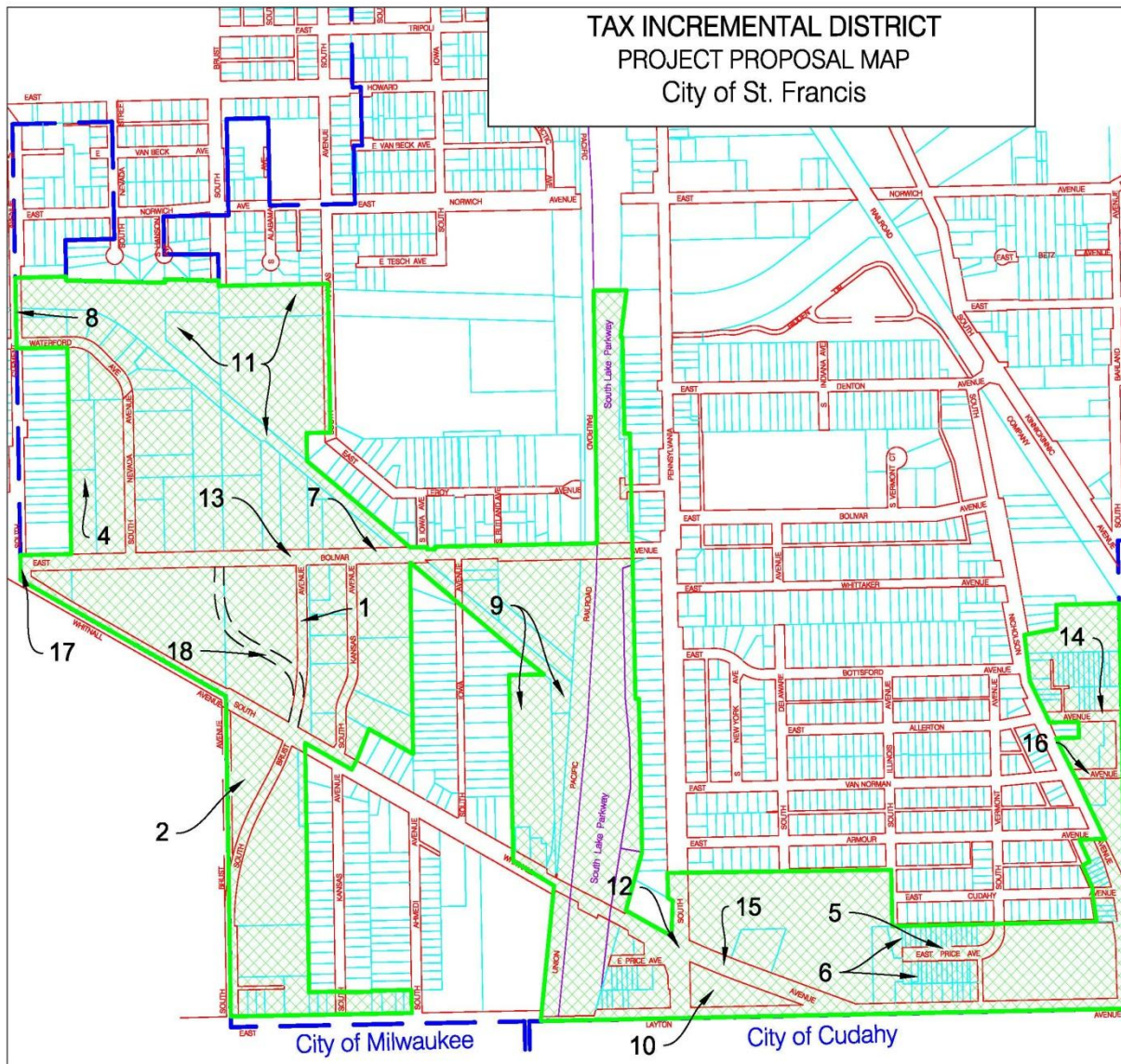


# TAX INCREMENTAL DISTRICT PROJECT PROPOSAL MAP City of St. Francis

## LEGEND



1. Brust Ave. Reconstruction - Whitnall to Bolivar
2. Regional Stormwater Pond
3. Grant to Businesses for Facade Upgrades
4. Easter Day Paint Property Remediation
5. Construct Price Ave. North of Layton Ave., South of Cudahy Ave., West of Layton Mart
6. Price Ave. between Whitnall/Pennsylvania/Layton Redevelopment
7. Sidewalk on Bolivar
8. Sidewalk on Clement
9. Residential Development along Railroad Tracks East of Iowa Ave.
10. Monument Sign on Median Area at Whitnall Ave. and Layton Ave.
11. WE Energies Property Development
12. Signal Upgrade at Whitnall/Pennsylvania to work with County Signals at Pennsylvania/Layton
13. Upgrade Street Lighting on Bolivar Ave.
14. Allerton Ave. East of Nicholson Ave. Street Improvements and Flooding Remediation
15. Upgrade Street Lighting on Whitnall Ave. between Pennsylvania Ave. and Layton Ave.
16. Van Norman Ave. East of Nicholson Street Improvements and Flooding Remediation
17. Round About at Intersection of Clement/Bolivar/Whitnall
18. Relocate Brust Ave. from Whitnall Ave. to Bolivar Ave. and continue Brust Ave. through WE Energies Parcel to Create Developable Land





# Goals of TID #4

## Targeted Redevelopment Areas

### **1. Layton Retail Corridor**

- From Brust on the West side to Nicholson on the East Side. The retail district has ample opportunities for reinvestment and conservation activities.

### **2. Bolivar Manufacturing District**

- High potential for long-term redevelopment and reinvestment based on the aged facilities and infrastructure.
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# Targeted Redevelopment Areas

## 3) **South Nevada Avenue and South Nicholson Avenues.**

- Reinvestment and street, sidewalk, utilities and other public improvements to encourage urban renewal.
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# St. Francis Project 2011





# St. Francis Project 2012

